

Project: 429-PA-2005  
Project: Earll Drive Loft Condominiums  
Location: 7320 E. Earll Drive  
Scottsdale, AZ

Applicant: Lou Jekel  
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Scottsdale, AZ 85258-2455

## **PROJECT NARRATIVE**

This Project Application is for the property located at 7302 and 7320 E. Earll Drive, Scottsdale, Arizona. The subject parcels are 130-21-001M; 130-21-001S; 130-21-004A; 130-21-017; and 130-21-018. The owner of this property is Elliott J. Glasser, Trustee of the Glasser Family Trust dated November 21, 1996. Currently, Sam Halabi is the buyer under contract of these properties. Mr. Halabi would like to build a loft-type residential condominium development. The property will consist of three attached buildings housing one hundred and twenty total units, two hundred and fifty-six parking spaces both below and above ground, community rooms, a fitness room, a pool and an in-house movie theater.

Currently, the subject property enjoys C-3 zoning and the Downtown Overlay designation of O-R-2. This project proposes re-zoning the above parcels to D/OR2/DO. Two structures currently exist at the front of the site on 7302 and 7320 E. Earll Drive. These structures are used for office/retail/warehouse activity. Parking and loading access are located to the north of these buildings. A modest amount of vegetation and unpaved open space is located to the north and east of the paved surfaces.

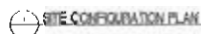
There are existing land uses in the area surrounding the subject property that are contiguous to the use proposed for the subject property. There is a three-story Holiday Inn Express Hotel to the west of the subject property, a three-story Comfort Suites Hotel to the northwest, a single-story nursing home to the north, an office to the north and a single-story office complex to the east. On the south side of Earll Drive is an existing two-story building which was used as a racquetball facility and is now being used as an antique auction house.

As stated above, the proposed development will be a one hundred and twenty unit loft-type condominium development. Parking for the residents will be constructed below grade. Guest parking will be at the surface on the east side of the development envelope. The buildings will be configured in a "T" shape with the pool and an open space common court between the buildings.

Consistent with the development standards of the Downtown Overlay District, the buildings will offer a great deal of both vertical as well as horizontal movement. Units will have internal two-story type floor plans at the first and third levels with single-story flats at the fifth floor. The building wing located at the north side of the Project will have parking at the ground level in lieu of dwelling units. This will allow for additional covered parking while not adversely

impacting the Project given the view presentations at the north and northwest exposures to the adjacent land uses. All of the units will be accessed by an interior corridor at the first, third and fifth levels. These corridors will have several elevations which will connect the underground and surface parking with each of the building levels. A ground level fitness room and community room will be located at the east side of the pool courtyard and will also be connected to the interior corridor system. A lobby entrance and concierge will be located at the circular entry drive on Earll Drive. A secondary emergency access drive may also be located near the northeast corner of the site.

The Project and the proposed zoning is an appropriate land use for this property and is in conformance with the downtown plan. The identified development standards provided in the Downtown Overlay District are being implemented in an appropriate manner consistent with the intent of the ordinance. The use is a superior use to commercial because it brings a much needed residential element to the southern portion of the downtown area.

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**ODYSSEY**  
HOME

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7300 EAST EARL DRIVE  
SCOTTSDALE, ARIZONA

CONCEPTUAL MASSING  
SITE PLAN

JUNE 27, 2008

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† *in situ* hybridization.

**Keywords:** child sexual abuse; disclosure; self-blame

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